

Saxton Mee



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Loxley New Road Sheffield S6 4NG
Price Guide £175,000



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GUIDE PRICE £175,000-£185,000 ** FREEHOLD ** Offered for sale with no chain is this larger than average, three bedroom end terrace property which sits on an elevated position and benefits from a rear garden, uPVC double glazing, gas central heating and a spacious kitchen/diner. The property is ideally located close to amenities and the Supertram network.

Set over four spacious levels (including the cellar), the living accommodation briefly comprises: enter via a side door into an inner lobby with access into the lounge and the kitchen. The lounge has a front window, coving to ceiling, and an attractive fireplace, which is the focal point of the room. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for a Range style cooker along with space for an undercounter fridge and freezer and plumbing for a dishwasher. There is a rear entrance door and access to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal double bedroom is to the front aspect and has space for furniture. Bedroom two is to the rear. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which benefits from eaves storage to the front and rear.

- CHAIN FREE
- LARGER THAN AVERAGE
- THREE BEDROOMS
- SPACIOUS KITCHEN DINER
- ELEVATED POSITION
- CONVENIENT LOCATION
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY
- EASY ACCESS TO THE CITY CENTRE & SUPERTRAM NETWORK
- FREEHOLD





OUTSIDE

Steps rise to a path and the side entrance door, the path continues to the rear garden which has a lawn and a seating area.

LOCATION

Situated within Malin Bridge and close proximity to Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		80	51
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		